

PLAT OF
HARBOR PLACE
SW 1/4 OF SW 1/4 OF SEC. 3, TWP. 32 N, RGE. 1 E, W.M.
PARCEL 13203-022-0390

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT WINDWARD CONSULTING LLC, A STATE CORPORATION, OWNER IN THE FEE SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, DECLARES THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASSEMBLY GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON. ALSO THE RIGHT TO DRAIN THE STREETS AND AVENUES OVER AND ACROSS ANY LOT, TRACT OR UTILITIES ABOVE AND BELOW THE GROUND ON ALL STREETS, AVENUES, ALLEYS AND EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF DAK HARBOR, WASHINGTON. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF DAK HARBOR WHICH MAY BE OCCASIONED BY THE ADJACENT LANDS WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREETS. IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREINTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREINTO AFFIXED THIS _____ DAY OF _____ 200____.

WINDWARD CONSULTING LLC.

BY _____
BY _____
BY _____

ACKNOWLEDGEMENT:

STATE OF WASHINGTON
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS INSTRUMENT, ON DATE STATING THAT CHECKED WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE _____ (NAME OF PARTY ON BEHALF OF WHOM OFFICER, TRUSTEE, ETC) OF _____ (TYPE OF AUTHORITY, E.G., OFFICER, TRUSTEE, ETC) OF _____ (NAME OF PARTY ON BEHALF OF WHOM INSTRUMENT WAS EXECUTED) TO BY THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED BY OFFICIAL SEAL, THE DAY AND YEAR ABOVE WRITTEN.

NOTARY IN AND FOR THE STATE OF WASHINGTON.

SURVEY REFERENCES:

1. PLAT OF WEST RIDGE DIVISION NO. 1 RECORDED IN VOLUME 11 OF PLATS AT PAGE 17, RECORDS OF ISLAND COUNTY.
2. PLAT OF AMBERDALE DIVISION NO. 1, RECORDED IN VOLUME 13 OF PLATS, PAGES 131 AND 132, RECORDS OF ISLAND COUNTY.
3. PLAT OF FIRESIDE DIVISION NO. 3, RECORDED IN VOLUME 13 OF PLATS, PAGES 140, 141, AND 142, RECORDS OF ISLAND COUNTY.
4. RECORD OF SURVEY RECORDED IN BOOK 1 OF SURVEYS, PAGE 33, RECORDS OF ISLAND COUNTY.
5. SHORT PLAT AS RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 449, RECORDS OF ISLAND COUNTY.

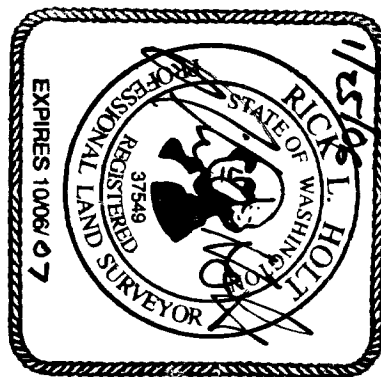
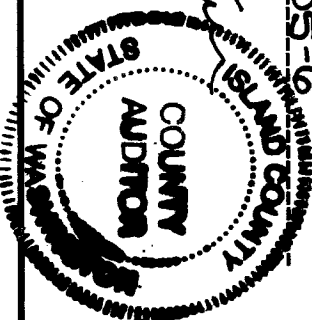
LAND SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF HARBOR PLACE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 3, TOWNSHIP 32 NORTH, RANGE 1 EAST, W.M. THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

Rick L. Holt
RICK L. HOLT, PLS. CERTIFICATE NO. 37349 DATE 1/25/06

COUNTY AUDITOR: AEN 4161953

FILED FOR AT THE REQUEST OF *Windward Consulting LLC*
4th DAY OF February, 2006, AND RECORDED IN
VOLUME 13 OF PLATS, PAGES 305-19
Sharon Seabury Shupe
SHARON SEABURY SHUPE
ISLAND COUNTY AUDITOR



LEGAL DESCRIPTION:

AREA OF THE S.W.1/4 OF THE S.W.1/4, SECTION 3, TOWNSHIP 32 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, LING WESTERLY OF THE EAST LINE OF THE EXISTING FABER TRACT PROJECTED TO THE SOUTH LINE OF SAID SECTION 3, SOUTHERLY OF FORT NUGENT ROAD, AND NORTHEASTERLY OF THE RIGHT OF WAY DEDICATED FOR THE PLAT OF WEST RIDGE.

SITUATED IN ISLAND COUNTY, STATE OF WASHINGTON.

EXCEPT:

BEGINNING AT A POINT ON THE SOUTH BOUNDARY OF THE ZYSTRA ROAD, WHICH POINT IS 987.00' EAST OF THE SECTION LINE COMMON TO SECTIONS 3 AND 4, TOWNSHIP 32 NORTH, RANGE 1 EAST, W.M.; THENCE SOUTH 10 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING SOUTH ALONG THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO DENNIS L. FABER AND RENEE J. FABER BY DEED RECORDED IN VOLUME 174 AT PAGE 28, RECORDS OF ISLAND COUNTY, WASHINGTON, FOR A DISTANCE OF 160.00' TO THE WEST LINE OF THE AFOREMENTIONED TRACT A DISTANCE OF 198.00' MORE NORTH PARALLEL TO THE WEST LINE OF THE SAID TRACT; THENCE WEST 148.00'; THENCE OR LESS TO THE SOUTH BOUNDARY OF THE ZYSTRA ROAD; THENCE EAST ALONG SAID SOUTH BOUNDARY 148.00' MORE OR LESS TO THE TRUE POINT OF BEGINNING.

EXCEPT:

BEGINNING AT A POINT ON THE SOUTH BOUNDARY OF ZYSTRA ROAD, NOW KNOWN AS FORT NUGENT ROAD, WHICH POINT IS 987.00' EAST OF THE SECTION LINE COMMON TO SECTIONS 3 AND 4, TOWNSHIP 32 NORTH, RANGE 1 EAST, W.M.; THENCE SOUTH AD DISTANCE OF 170.00 FEET; THENCE EAST A DISTANCE OF 117.00'; THENCE NORTH APPROXIMATELY A DISTANCE OF 170.00' TO THE SOUTH BOUNDARY OF SAID ROAD; THENCE WEST ON SAID BOUNDARY APPROXIMATELY A DISTANCE OF 117.00' TO THE TRUE POINT OF BEGINNING.

SITUATED IN ISLAND COUNTY, WASHINGTON.

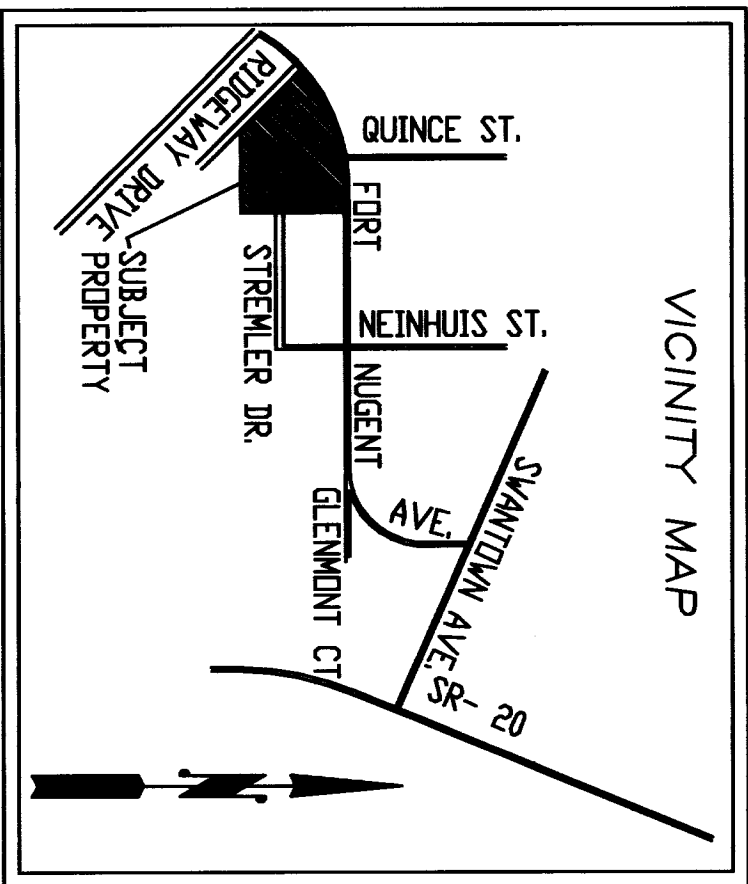
EASEMENT:

AN EASEMENT IS RESERVED FOR AND GRANTED TO THE CITY OF DAK HARBOR FOR WATER, STORM AND SANITARY SEWERS, AT, & T. CONCAST, VENTED COMMUNICATIONS, FUEL SOUND ENERGY, AND CASCADE NATURAL GAS CO. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTENDED TEN FEET OF FRONT BOUNDARY LINES OF ALL LOTS, TRACTS AND DEED RIDEWAY DRIVE, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REPAIR UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED, THEREBY FOR THE PURPOSES OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERLY SITED WITHIN THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES SET FORTH IN THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL REPAIRS, DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

DECLARATION OF COVENANTS RECORDED UNDER AUDITORS FILE NO. 4161954

CERTIFICATE OF TITLE:

RECORDED Feb. 9, 2006.
AT 1:22 AM UNDER AUDITOR'S FILE NO. 4161953,
RECORDS OF ISLAND COUNTY, WASHINGTON.



NOTES:

1. BASIS OF BEARING IS N 00°32'30" W BETWEEN FIELD CENTERLINE INTERSECTION MONUMENTS AT THE INTERSECTIONS OF S.W. NEINHUIS STREET AND S.W. FORT NUGENT AVENUE, AND AT THE POINT OF CURVE OF S.W. NEINHUIS STREET AS SHOWN ON THE PLAT OF AMBERDALE DIVISION NO.1 AS RECORDED IN VOLUME 13 OF PLATS PAGES 131 AND 132.
2. THIS SURVEY WAS ACCOMPLISHED IN JANUARY 2006 BY FIELD TRAVERSE USING A 2 SECOND DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.

3. THE HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER DETENTION FACILITY. IF THE ASSOCIATION DISBANDS, THE INDIVIDUAL PROPERTY OWNERS WILL BECOME RESPONSIBLE THE MAINTENANCE AND BEST MANAGEMENT PRACTICES FOR THE STORMWATER DETENTION FACILITY.

4. THE HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE BUFFER, ALL TRACTS, FENCING AND IRRIGATION SYSTEM FOR THE AREA FROM BACK EDGE OF THE SIDEWALK ALONG FT. NUGENT AVENUE TO THE EDGE OF THE LANDSCAPE BUFFER DELINEATED ON THE PLAT. THIS RESPONSIBILITY SHALL DEFAULT TO ALL PROPERTY OWNERS IF THE HOME OWNER'S ASSOCIATION DISBANDS.

5. ACCESS TO FT. NUGENT AVE. SHALL BE RESTRICTED FROM ALL LOTS, COMMON AREAS, AND OPEN SPACE TRACTS, ONLY ACCESS FROM FT. NUGENT AVE. WILL BE ALLOWED FOR MAINTENANCE OF ACCESS EASEMENT TO POND.

6. LANDSCAPING SHALL BE MAINTAINED AS PER THE APPROVED PRD LANDSCAPE PLAN AND AS DIRECTED IN THE COR'S HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE IN ACCORDANCE WITH THE APPROVED PRD LANDSCAPE PLAN.

7. NO STRUCTURES OR IMPROVEMENTS ARE PERMITTED OTHER THAN THOSE IDENTIFIED ON THE APPROVED PRD PLAN, CONTACT OAK HARBOR BUILDING DEPARTMENT.

8. TREE RETENTION/OPEN SPACE TRACTS RELATING TO USE AND MAINTENANCE. 4. THESE AREAS ARE SET ASIDE FOR THE PROTECTION OF TREES FOR AESTHETIC AND ENVIRONMENTAL VALUE TO THE COMMUNITY;

B. NO TREES MAY BE REMOVED WITHIN THESE AREAS WITHOUT THE PRIOR APPROVAL OF THE CITY OF OAK HARBOR.

C. NO STRUCTURES OR IMPROVEMENTS ARE PERMITTED TO BE CONSTRUCTED IN THESE AREAS OTHER THAN IDENTIFIED ON THE FACE OF THE APPROVED PRD DRAININGS.

D. LANDSCAPING AND MAINTENANCE OF THESE AREAS TO REMOVE UNWANTED WEEDS OR BRUSH IS PERMITTED.

CITY ENGINEER'S APPROVAL

EXAMINED AND APPROVE THIS 6th DAY OF February, 2006
Don DeGard
CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF DAK HARBOR, WASHINGTON THIS 8th DAY OF February, 2006.
ATTEST:
Sharon Seabury Shupe
CLERK

CITY FINANCE DIRECTOR APPROVAL


I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED TO STREETS, ALLEYS, OR FOR OTHER PUBLIC USE ARE PAID IN FULL.
THIS 9th DAY OF February, 2006.
David J. Heston
CITY FINANCE DIRECTOR

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 2006. THIS 9th DAY OF Feb, 2006.

C. Post
ISLAND COUNTY TREASURER, DEPUTY




BAYVIEW SURVEYING INC.
PROFESSIONAL LAND SURVEY SERVICES
130 Sharon Avenue Burlington WA 98223
Tel: 360-707-2580 Fax: 360-757-5978
rick@bayviewse.com

PROJECT DEVELOPER:
WINDWARD CONSULTING LLC
506 W. GROVER STREET
LYNDEN, WA. 98264

SCALE: NONE
DRAWN BY: R. HOLT
CHECKED BY: R. HOLT
DATE: JAN. 24, 2006

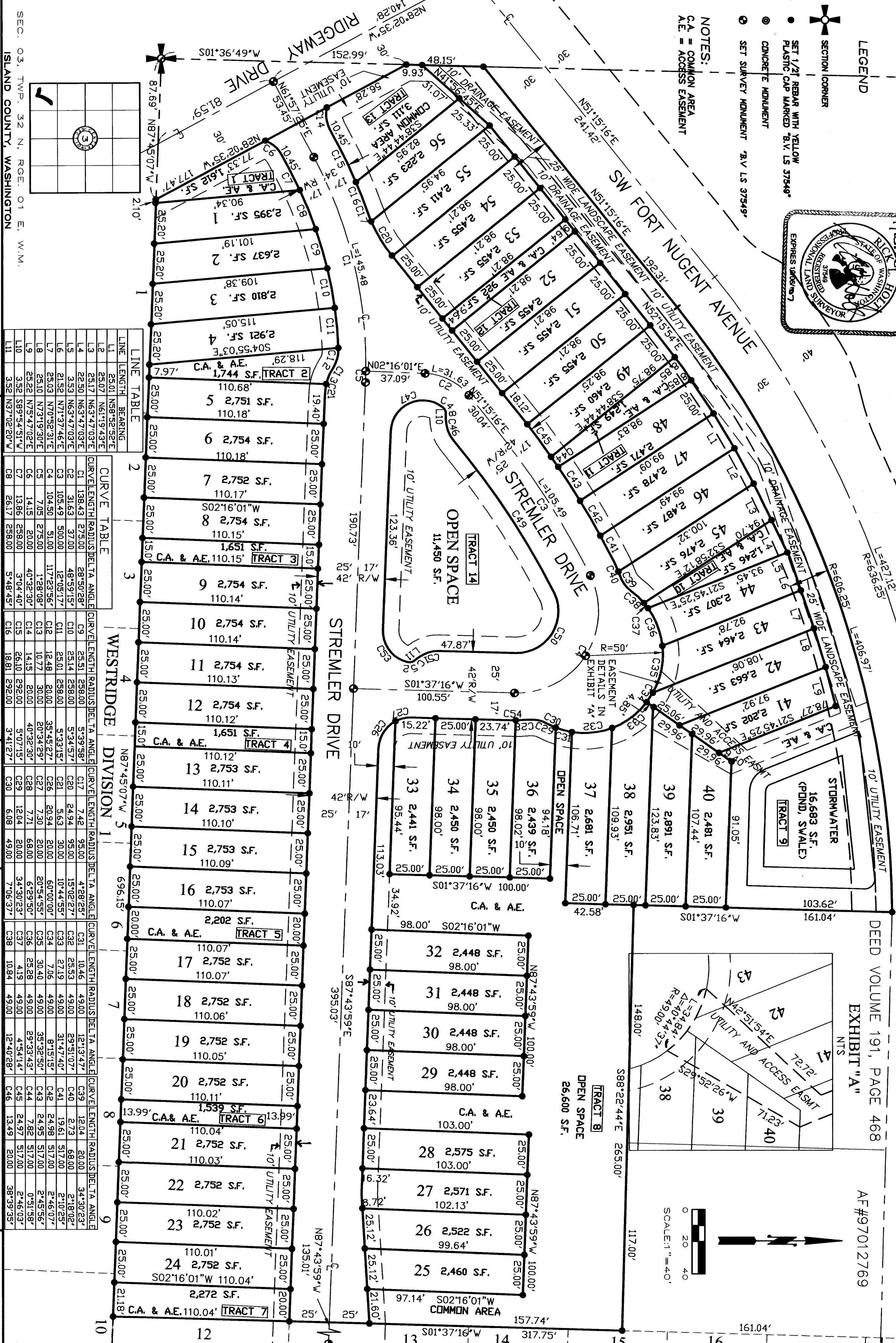
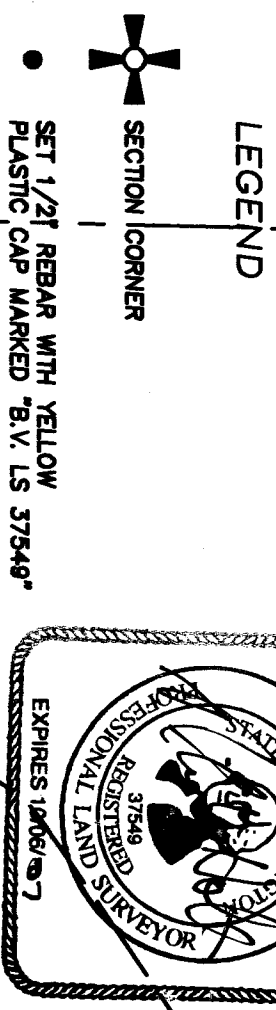
SHEET DESCRIPTION:
PLAT OF
HARBOR PLACE

JOB NO:
2005-42
SHEET NO.
1 OF 2

PLAT OF
HARBOR PLACE
SW 1/4 OF SW 1/4 OF SEC. 3, TWP. 32 N., RGE. 1 E., W.M.
PARCEL 13203-022-0390

QUINCE ST.
SW FORT NUGENT AVENUE

DEED VOLUME 191, PAGE 468
AF#97012769



LINE TABLE			
LINE	LENGTH	BEARING	DELTA ANGLE
L1	25.01	N87°52'52"E	
L2	25.07	N61°19'43"E	
L3	25.17	N63°47'03"E	
L4	25.50	N63°47'03"E	
L5	35.31	N63°47'03"E	
L6	21.52	N71°37'46"E	
L7	25.03	N70°52'31"E	
L8	25.10	N73°19'30"E	
L9	25.22	N75°47'02"E	
L10	35.52	S89°54'51"W	
L11	35.21	N87°02'20"W	

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	138.43	275.00	28.50/287
C2	31.63	37.00	48.59/157
C3	105.49	500.00	12.05/17
C4	104.50	51.00	117.23/56
C5	7.05	275.00	1.28/08
C6	14.15	20.00	40.32/307
C7	13.86	258.00	3.04/40
C8	26.17	258.00	5.48/457
C9	25.51	258.00	5.39/587
C10	25.14	258.00	5.34/577
C11	25.01	258.00	5.33/577
C12	25.01	258.00	5.33/577
C13	25.01	258.00	5.33/577
C14	25.01	258.00	5.33/577
C15	25.01	258.00	5.33/577
C16	25.01	258.00	5.33/577
C17	7.42	95.00	47.28/257
C18	24.94	95.00	15.02/277
C19	24.94	95.00	15.02/277
C20	24.94	95.00	15.02/277
C21	5.63	30.00	10.44/557
C22	20.94	20.00	60.00/007
C23	7.06	49.00	81.15/157
C24	30.40	49.00	35.32/507
C25	25.28	49.00	29.33/437
C26	7.82	517.00	2.45/587
C27	24.97	517.00	2.46/037
C28	13.49	20.00	38.39/357
C29	10.46	49.00	12.13/477
C30	2.73	65.00	2.18/027
C31	19.61	517.00	2.10/257
C32	24.98	517.00	2.46/077
C33	24.95	517.00	2.45/587
C34	7.82	517.00	2.45/587
C35	24.97	517.00	2.46/037
C36	13.49	20.00	38.39/357